

## **PUBLIC MEETING INFORMATION SHEET**

1. The HOME program is a grant from the United States Department of Housing and Urban Development that is designed to help provide and maintain decent, safe, and affordable housing.
2. This program is administered through the Tennessee Housing Development Agency. Rutherford County has made a successful application, and funds are available to assist you with the rehabilitation of your home.
3. There are two eligibility requirements for assistance through the HOME program:
  - a) You must own your home or hold a 99-year leasehold on the property and have resided in the dwelling during the last calendar year.
  - b) You also must meet the income requirements of the program. The maximum household incomes are as follows:

### **FAMILY SIZE**

### **ANNUAL INCOME**

1	\$35,850.00
2	\$41,000.00
3	\$46,100.00
4	\$51,200.00
5	\$55,300.00

4. The funds may be used to correct any code violations and any deficiencies in the dwelling. Funds may not be used for remodeling or repairs to garages or out buildings. The maximum grant for rehabilitation is \$40,000. If the repairs to the home are greater than \$40,000 the house will not be eligible for this program. There are no longer any reconstruction projects in the HOME program.
5. After the application deadline, all applications will be scored based on household size, income, other information gathered from the application, and condition of the dwelling. Eligible applicants will be ranked based on their score and a priority list will be created. Homeowners will be served according to their rank on the priority list. (Application deadline – Friday, December 5<sup>th</sup>)
6. Environmental Review will be done. This process can take up to four months. The homeowner cannot live in a Floodplain if they do they become ineligible for the program. (Floodplains are verified by FEMA Map).

7. A work write-up will be completed by a certified housing inspector to determine the scope of work to be completed on a home. (If it is determined you have septic tanks issue and the State Environmentalist has to come out to test the ground the fee is \$500.00. The homeowner will have to pay the fee. The fee can be reimbursed if septic is approved by the State. If the septic is not approved the homeowner will lose the \$500.00). The project will be bid on by licensed general contractors and the job will be awarded to the lowest bidder. A contract will be signed by the homeowner and the contractor, and work will be completed. Both the inspector and administrator will oversee work and both the homeowner and inspector will have to sign-off before any payments are made.
8. The county will make all payments to the contractor with the HOME funds on behalf of the homeowner.
9. This money is granted to the homeowner from the county. There will be no costs incurred by the homeowner as long as the homeowner maintains residence in the home throughout the compliance period. The compliance period for a rehabilitation project is five years.
10. In order to insure that the compliance period is honored the homeowner will be required to sign a Grant Note and a Deed of Trust which will be recorded on the property. (The City will hold the Deed of Trust) The grant will be forgiven throughout the compliance period. Therefore, if a homeowner occupied the dwelling for two and a half years of a five year compliance period the amount owed *at sale* would be 50% of the original grant.
11. If a homeowner were to die during the compliance period no payback would be required as long as the home is not sold by the heirs.

NOTE: Homeowner could have to move during construction. The homeowner will bear the expense of moving and storage.

Please join us on November 17<sup>th</sup> at 6:00 pm in Suite 205 at One Public Square, Historic Courthouse, Murfreesboro, TN for more information and to answer any questions.

The county and surrounding cities were awarded this grant. Rutherford County, Smyrna, LaVergne and Murfreesboro received separate funds for this grant. Our informational meeting will explain the Policies and Procedures for the housing rehabilitation program. We will also have applications to hand out. If residents are within their respective city limits they would send their applications to city. County residents can submit applications to Reba Carleton, One Public Sq, STE 206, Historic Courthouse, Murfreesboro, TN 37130-3629.